

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

PROJECT LABEL:

APN:	2350-021-10
APPLICANT:	HIGH TIMBER RANCH
COMMUNITY:	BEAR VALLEY (MOONRIDGE)/ 3RD SUPERVISORIAL DISTRICT
LOCATION:	NORTH SIDE North side of Villa Grove Ave & Klamath Road and East of Needles Lane
PROJECT No:	P200500167CF/ GPA/ TT 16934
STAFF:	DON RUST
REP(S):	URBAN ENVIRONS – PATRICK J. MEYER
PROPOSAL:	TENTATIVE TRACT 16934 TO CREATE 207 LOTS ON 166 ACRES

USGS Quad: MOONRIDGE, CALIF.
T, R, Section: T2N R1E Section 23 SH
Thomas Bros.: Page: 4812, Grid: D2
Planning Area: BEAR VALLEY
OLUD: BV/RS-20m
Overlays: FS-1,

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department - Current Planning
385 North Arrowhead Avenue
San Bernardino, CA 92415-0182

Contact person: Don Rust, Senior Planner
Phone No: (909) 387-4115
E-mail: drust@lud.sbcountry.gov

Fax No: (909) 387-3249

Project Sponsor: High Timber Ranch
P.O. Box 317
Big Bear City 92314
Phone No: (909) 585-4768

Fax No:

PROJECT DESCRIPTION:

The High Timber Ranch project is proposed by High Timber Investments, LLC, is a 204-lot multiple phased residential subdivision (Tentative Tract 16934) southeast of the Big Bear City Airport, in the community of Moonridge, east of the community of Sugarloaf, in the unincorporated area of San Bernardino County (**see Figure 1**). The project site is approximately 160.94 acres generally located in the south half of Section 23, Township 2 North, Range 1 East, San Bernardino Base Meridian. The site is located on North side of Villa Grove Avenue and the north side of Klamath Road and east of Needles Lane, which provide access to the site and are County maintained roads.

The applicant has proposed a 204 unit residential plan development (**see Figure 2 - Proposed Tentative Tract Map**) in three (3) phases, which includes a tentative tract map with 204 lots, the installation of eight (8) proposed roadways to be dedicated to the County Transportation Department, 3 lettered lots, two (2) for open space and the third for a sewer pump station seven for the project site. The roads will be graded only and the utilities will be installed. The residential lots will be sold individually and development of each lot and construction of each home will be completed by the individual property owner with a custom home design.

The three (3) lettered lots are identified as Lot A dedicated as open space that is approximately 12 acres, Lot B dedicated as open space that is approximately 3 acres, and Lot C to be used for the proposed sewer pump station,

The County General Plan designates the project site as Bear Valley Planning Area Single Residential with a minimum lot size of 20,000 square feet (BV/RS-20m) Land Use Zoning District and the site is regulated by the following Overlay Districts: Fire Safety Review Area One (FS-1).

Figure 1 – Location Map

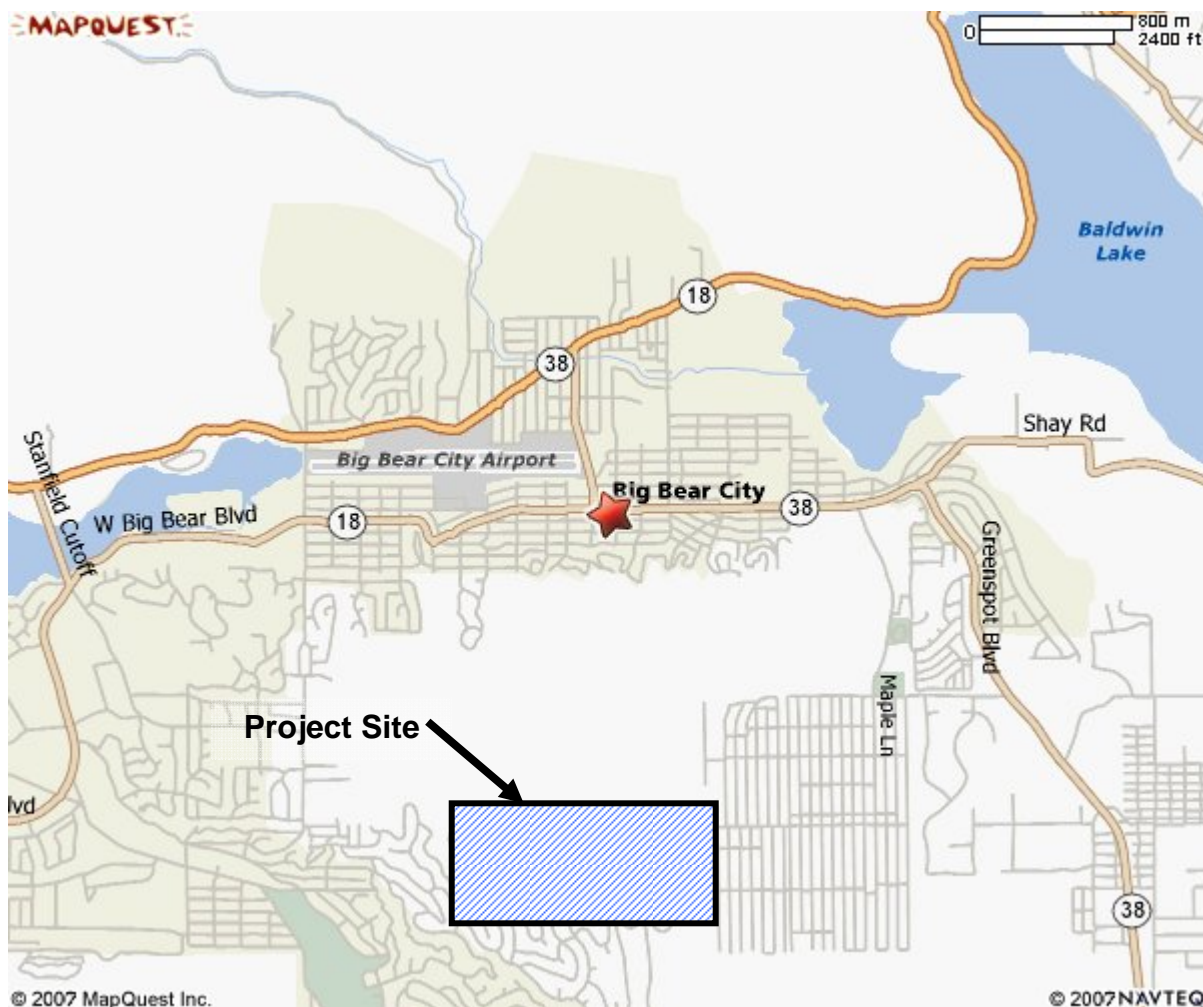


Figure 2 - Proposed Tentative Tract Map



ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The site is comprised of one (1) vacant parcel APN: 2350-021-10 (*see Figure 3 – Aerial Photograph*). The parcel is well-forested property, located southeast of the Big Bear City Airport, northeast of the community of Moonridge and west of the community of Sugarloaf. The property abuts the National Forest Service in-holding property to the north. The site is currently zoned as Bear Valley/Single Residential with a 20,000 minimum lot size (BV/RS-20m) (*see Figure 4 – Land Use Zoning District Map*).

The site has a mild climate, during the fall and spring the area can experience easterly down slope Santa Ana Winds with speeds varying between 25 to 35 miles per hour (mph) and sometimes exceeding 60 mph. These winds are hot and dry and will reduce humidity to 15% or less. This causes dangerous fire conditions. Annual rainfall is approximately 13 inches with January through March receiving the majority of the rainfall. The average temperature ranges from an average low of 38 degrees Fahrenheit in January to an average high of 95 degrees Fahrenheit in August.

Topographically, the site is comprised of moderate to steep slopes. Elevations vary from a topographic high elevation of 7225 feet MSL (above Mean Sea Level) along the southeast property corner to approximately 7020 feet MSL along the northwest property corner. There are minor tributaries that traverse site. These natural drainage courses flow northerly from other properties upstream through the site, eventually flowing into Baldwin Lake.

The parcels host a diverse conifer woodland plant community. Dominant trees consist of Jeffrey pines, western juniper and pinyon pines along the ridges, with white fir and black oak in the draws. A pebble plain rare plant community exists in several locations within and around the site. The pebble plain is essentially a discrete community from the conifer forest dominated by relictual Ice Age plants such as Southern mountain buckwheat and Bear Valley sandwort.

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Vacant	BV/RS-20M ; FS-1
North	US Forest Service National Forest	BV/RC; FS-1
South	Single Family Residential	BV/RL-5 ; FS-1
East	Single Family Residential, Vacant, USFS	BV/RS-20M & RC ; FS-1
West	Single Family Residential	BV/RS ; FS-1

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

Federal: U. S. Fish and Wildlife Service (USFWS) and Army Corps of Engineers (ACOE)

State of California: South Coast Air Quality Management District, Regional Water Quality Control Board, CA Dept. Fish and Game (CDFG), Caltrans,

County of San Bernardino: Land Use Services - Code Enforcement; Building and Safety, Public Health-Environmental Health Services, Special Districts, Public Works – Land Development Engineering (Roads & Drainage), Traffic, Solid Waste and County Fire; and

Local: Special Districts (Franchise, Street Lights), Big Bear City Community Services District and Big Bear City Fire Department.

Native American:

Figure 3 – Aerial Photograph



EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
2. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List mitigation measures)
4. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (Listing the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Land Use/ Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population / Housing |
| <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (prepared by): Don Rust, Senior Planner

Date

Signature: John P. McGuckian, AICP, Principal Planner

Date

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
I. AESTHETICS - Would the project				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Check ☒ if project is located within the view-shed of any Scenic Route listed in the General Plan):

- I a-c) The project site is currently undeveloped-forested land, an estimated 19,065 trees exist on-site; approximately 7,000 will be removed approximately 37% of trees (existing trees) will be removed for the construction of public and private roadways. Additional tree removal will occur during the individual lot development and construction of each custom home; the custom home designs are not part of this project application and will be developed by the individual property owner. The custom home designs will be required to meet the current zoning requirements and reviewed and approved by the Building & Safety Division. The existing scenic value of the project site is considerable (refer to Figure 3) and will be substantially altered by the proposed development. A visual resources assessment of the project's impacts, including tree removal and the consideration of the future development of individual designed custom homes should be prepared and included in an Environmental Impact Report (EIR).

It is anticipated that a Timber Harvest Plan (THP) will be required by the California Division of Forestry (CDF) to comply with the State Forest Practice Act. The THP would be utilized as a tree removal plan and permit in compliance with the County's Plant Protection and Management Ordinance. A revegetation plan prepared by a qualified professional (Registered Professional Forester or qualified botanist with restoration experience) will be required to ensure proper planting and maintenance for replacement trees. The site restoration and revegetation plan should be evaluated in the EIR.

All trees to be removed, as shown on the plans and as directed by a qualified professional (Registered Professional Forester or qualified botanist), need to be removed and disposed of in accordance with the State and County provisions.

- I d) A new source of light or glare created by the project would be limited to the future homes to be constructed on site. The density of the proposed development (RS-20m) is consistent

with the current Land Use Zoning District. The development will be required to comply with the Development Code Section relating to Glare & Outdoor Lighting and all lighting proposed on site will be hooded and downshielded to protect surrounding properties from any resultant glare. The project would affect the quality of the night sky as seen from abutting properties.

Potentially significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: 1) adverse effects on the scenic vista and views from State scenic highway(s), 2) adverse effects on the existing visual character, and 3) adding a new source of light and glare to the views of the surrounding properties.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
II. AGRICULTURE RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check ☐ if project is located in the Important Farmlands Overlay):

- II a) The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are no agricultural uses on the site currently.
- II b) The subject property is currently designated as Single Residential with a minimum lot size of 20,000 square feet and the proposed use does not conflict with any agricultural land use or Williamson Act land conservation contract.
- II c) The subject property is designated and the proposed use does not involve other changes in the existing environment that, due to their location or nature, could result in conversion of Prime Farmland, to a non-agricultural use.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Discuss conformity with the South Coast Air Quality Management Plan, if applicable):

The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. To assist local agencies to determine if a project's emissions could pose a significant threat to air quality, the SCAQMD has published its CEQA Air Quality Handbook (CEQA Handbook).

III a-c) The proposed project's potential impacts to the air quality will involve both construction and operational emissions. The proposed project's emissions will result from: 1) exhaust emissions from heavy duty equipment, 2) motor vehicle operations, 3) soil disturbance related to the grading and installation of the road improvement, water tank and appurtenances, water lines, sewer lift station, sewer lines and other utilities associated with single-family residential dwelling units, 4) generation of PM₁₀ and other emissions (in the short term) from grading and related activities associated with the building/development of the 204 residential homes/lots, 5) asphalt paving of roads, 6) application of architectural coatings (i.e. stucco and paint), and 7) long-term emissions including: a) fireplace (hearth) emissions, and b) natural gas consumption by the residences. Additionally, the proposed project will involve (project-specific and cumulative) affects upon climate change resulting from the generation of greenhouse gases (including, but not limited to, CO₂).

The Big Bear Valley has relatively good air quality, compared to most of southern California. In the past few decades' noticeable deterioration of air quality has occurred, however, due to increased local development and population growth, traffic, construction activity and various site disturbances. It is apparent that although air pollution is emitted from various sources in the Big Bear Valley, some of the most evident degradation may be attributable to sources outside of the area. The valley is impacted by significant air pollution levels caused by the transport of pollutants primarily ozone from coastal air basins to the west, primarily ozone, and by primarily locally generated PM₁₀. Local air inversions trap moisture, suspended dust, and a variety of chemical aerosols emitted by trucks and automobiles, furnaces, fireplaces and other sources that create haze and smog. Ozone (O₃) and particulate matter 10 microns in diameter (PM₁₀) have been identified by the SCAQMD as two areas of air quality degradation.

The SCAQMD CEQA Handbook identifies grading of three (3) acres per day as having a potential to exceed the SCAQMD threshold for construction related emissions. The entire area within the project boundaries is 166 acres; the lot grading, public and private road construction, installation of utilities, and the water storage tank and appurtenances may exceed the SCAQMD threshold. CEQA and the SCAQMD require that all potential impacts be mitigated to the greatest extent feasible. The project may therefore contribute to a cumulative net increase in pollutants; the impacts need to be evaluated in an EIR.

- III d) Sensitive receptors include hospitals, nursing homes, schools, and parks. Within the project's vicinity is the Gold Mountain Memorial Park and Sugarloaf Park 0.75 mile to the east, Pine Knot Campground 2.0 mile to the northwest, Big Bear Middle School 2.5 miles to the northwest (in City of Big Bear Lake), Big Bear High School 1 miles and Chautauqia Alternate High School to the northeast (in Sugarloaf), Baldwin Lane Elementary School 1 miles to the northwest and Bear Valley Community Hospital 2.25 miles to the northwest. The project's emission-related impacts to these receptors should be evaluated in an EIR and include local air inversion patterns.
- III e) The project will not create odors affecting a substantial number of people because the proposed residential development would not result in the generation of objectionable odors.

Potentially significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: 1) possible conflict with implementation of an air quality plan, 2) possible exceedance of the air quality standards and/or contributing to an existing air quality violation, 3) air quality impacts (including Federal and State criteria pollutants, and emissions relative to ozone precursors), associated with the proposed project, 4) possible project-specific and cumulative impacts upon climate change resulting from the generation of greenhouse gases (including, but not limited to, CO₂), and 5) cumulative air quality impacts. Air quality impacts will be evaluated relative to both local and regional significance thresholds.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

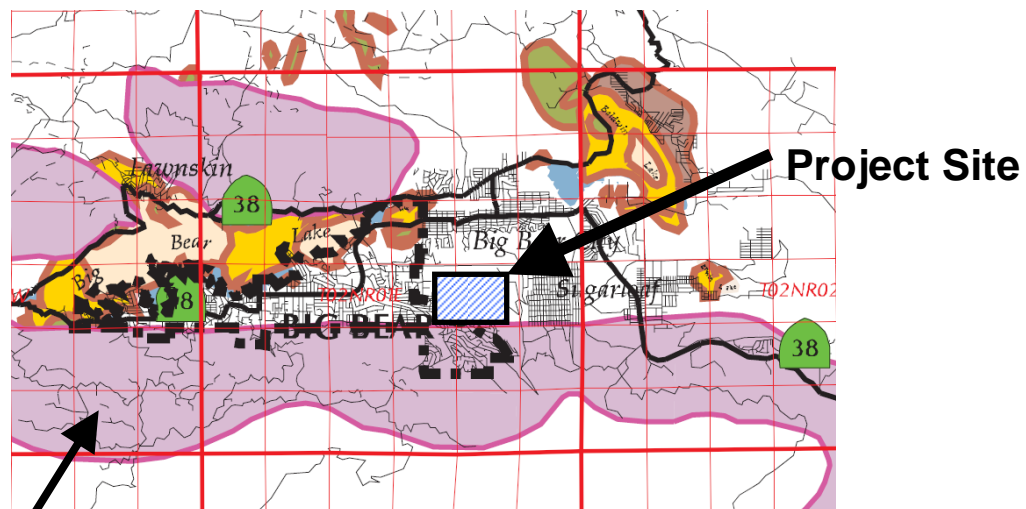
SUBSTANTIATION (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ☒):

- IV a-f) The project site is located is the San Bernardino Mountains and borders private properties, single-family residential units and the United States Forest Service properties. It is anticipated that a Timber Harvest Plan (THP) will be required by the California Division of Forestry (CDF) to comply with the State Forest Practice Act. The THP would be utilized as a tree removal plan and permit in compliance with the County's Plant Protection and Management Ordinance. A re-vegetation plan that addresses all areas of development for each phase of the project shall be prepared by a qualified professional (Registered

Professional Forester or qualified botanist with restoration experience) to ensure proper planting and maintenance for replacement of trees. In addition, the site has many trees that will be removed and disposed of due to the Bark Beetle infestation. The Bark Beetle has destroyed numerous trees throughout the San Bernardino Mountains. The damaged trees have been removed to avoid potential fire hazard.

The pebble plains species are low perennial plants that predominantly occur on pebble plain habitat within the San Bernardino Mountains. Pebble plains are characteristically treeless openings within the surrounding pine trees or other types of forested settings, generally located at elevations between 6,000 and 7,500 feet above mean sea level (MSL). Pebble plains are remnants of a Pleistocene lakebed, which are level to sloping plains with clay soils covered with quartzite pebbles. Frost heaving and alternating wet and dry cycles force associated saragosa quartzite pebbles to the soil surface to create the characteristic appearance of the pebble plains. These soils have an extremely slow infiltration rate and, thus, have a high runoff potential. Pebble plains are the result of a combination of soil and climatic factors that support a unique assemblage of plant species. In addition, the general area is known to support the bald eagle, California spotted owl, southwestern willow flycatcher, flying squirrel, and the southern rubber boa (see Figure 5). The proposed project's impacts to these animal species, the Pebble Plain species, and upon tree removal, site restoration and re-vegetation should be evaluated in the EIR.

Potentially significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: 1) adverse effects to any sensitive plant or animal species and/or habitat, 2) adverse effects to riparian habitat and or hydrological interruption, and 3) conflicts with any local policies or ordinances protecting biological resources (including the County's Tree Preservation Policy).



	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
V. CULTURAL RESOURCES - Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUBSTANTIATION (Check if the project is located in the Cultural <input type="checkbox"/> or Paleontologic <input type="checkbox"/> Resources overlays or cite results of cultural resource review):				

- V a-d) The project site is not within a Cultural or Paleontologic Resources Overlay District; however, the proposed project site is located in an area with potential for archeological and historical resources. A Historical Resources Overview was conducted for this site by the Archaeological Information Center of the San Bernardino County Museum on February 14, 2006. The potential for Prehistoric Archaeological Resources is Moderate, the potential for Historic Archaeological Resources is High, and the potential for Historic Resources is Low. A site-specific investigation and survey should be conducted and used for determining the significance of impacts in an EIR. The results of the Museum's record search will be made available to the consultant preparing the EIR.

Potentially significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are adverse and may change the quality of historical resources, archaeological resources and paleontological resources.

VI. GEOLOGY AND SOILS - Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42

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ii. Strong seismic ground shaking?

☐ ☒ ☐ ☐

iii. Seismic-related ground failure, including liquefaction?

☐ ☐ ☒ ☐

iv. Landslides?

☐ ☐ ☒ ☐

b) Result in substantial soil erosion or the loss of topsoil?

☐ ☐ ☒ ☐

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?

☐ ☐ ☒ ☐

d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?

☐ ☐ ☒ ☐

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

☐ ☐ ☒ ☐

SUBSTANTIATION (Check ☒ if project is located in the Geologic Hazards Overlay District):

- VI a) The project site may expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving; i) rupture of a known earthquake fault, ii) strong seismic ground shaking, iii) Seismic-related ground failure, including liquefaction or iv) Landslides, because the region contains active faults and other geologic hazards. However, the proposed project and building plans will be reviewed by the County Building and Safety Division, and shall be required to comply with appropriate seismic safety standards.
- VI b) The site is located in the community of Big Bear City adjacent to the San Bernardino National Forest. There is mountainous terrain throughout the site. The project proposes grading of the road improvements that may facilitate or hasten the erosion of on-site soils. However, County grading standards, and an erosion control plan will be required as standard requirements for any land disturbance. Also, this project will require an NPDES permit from the Regional Water Quality Control Board and a Storm Water Pollution Prevention Plan (SWPPP).
- VI c) The County General Plan does not designate this property as being within the Geologic Hazard Overlay District.
- VI d) The project will not result in significant impacts due to expansive soils, because a soils report is required to be reviewed and approved by the County Building and Safety Geologist and if the potential exists for expansive soils, remedial measures will be identified.
- VI e) There is no indication that the project site will include use of a septic system. The project proponent has proposed to connect to the local sewage system that serves the surrounding properties. The local sewage agency serving the project site is the Big Bear City Community Service District (BBCCSD).

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- VII a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because no use approved on the site is anticipated to be involved in such activities. If such uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department and in some instances additional land use review.
- VII b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- VII c) The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, because the project does not propose the use of hazardous materials and all existing and proposed schools are more than one-quarter mile away from the project site.
- VII d) The project site is not included on a list of hazardous materials sites.
- VII e) The project site is not within the approach/departure flight path of a public airport. However, the site is located just south of operational air space covered by the Big Bear Airport Comprehensive Land Use Plan, but the site is located outside the Safety Review Area and is not within 2 miles of the Big Bear City Airport.
- VII f) The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VII g) The project has proposed access to Big Bear Boulevard (State Highway 18), which is the primary roadway serving all of the Big Bear Lake area. The main access point is Travertine Road and a proposed extension of Needle Lane to the north. The proposed Needle Lane extension will connect to the proposed Saw Mill Drive. The project's transportation impacts to the community with regards to the emergency response and emergency evacuation of the site should be evaluated in an EIR
- VII h) The site is located within a Fire Safety Overlay 1 area. The San Bernardino County Development Code requires that development within a Fire Safety Review Area will be subject to additional construction requirements, building separations, project design requirements, and erosion and sediment control to mitigate the potential impacts. The Building and Safety Division and the Big Bear City Community Services District Fire Department will implement these requirements during the review of building plans. The project will result in the development of 204 homes in an area where wildlands are adjacent, thereby continuing a mix of residences with wildlands. In addition, the site is within an area proposed by the BBCFD for a Community Facility District to provide services and equipment for fire prevention and protection. Prior to issuance of building permits for each unit the developer shall contribute a fair share fee to the Big Bear City Community Services District for project impacts to fire prevention equipment and facilities. The fee may be reduced by

any credits that have accrued from constructed improvements, as approved by BBCCSD.

Design and evaluation of emergency access and evacuation routes, fuel modification zone with appropriate landscaping designations and other fire prevention measures for the project should be evaluated in an EIR.

Potentially significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: 1) assessment of the emergency access and evacuation routes, and 2) assessment of fuel modification zone and other fire prevention measures.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
VIII. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structure, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

j) Inundation by seiche, tsunami, or mudflow?



SUBSTANTIATION

- VIII a-b) The future development of single-family residences will not violate any water quality standards or waste discharge requirements because the applicant will be required to provide connection to existing water lines and sewer lines within the property. Big Bear City Community Services District has indicated adequate availability for both utilities. The water quality standards and/or waste discharge impacts associated with the proposed planned development will require evaluation in the EIR.
- VIII c-e) The proposed project will have an impact on the natural drainage courses. The road improvements have proposed seven (7) drainage crossings that will form hydrological interruptions that will alter the existing natural drainage courses throughout the site. The applicant shall obtain permits from the appropriate regulatory agencies (U.S. Army Corps of Engineers, Regional Water Quality Control Board and California Department of Fish and Game). The applicant will be required to submit and implement an erosion control plan and erosion control devices shall be installed so that no sediment will leave the job site. County Public Works has reviewed the proposed project drainage and all necessary drainage improvements both on and off site will be required as conditions of the construction of the project. However, the project may create or contribute storm water runoff that would exceed the capacity of existing storm water drain systems. The site includes tributaries that carry drainage across the site from properties upstream. The proposed project will include a substantial amount of grading. A variety of slopes (steeper, as well as flatter) will be graded. Potential for erosion will occur. The alteration to the existing natural drainage courses, impacts to the local and regional drainage capacities, grading and potential for erosion, and the impact to stability of the soils associated with the proposed planned development will require evaluation in the EIR.
- VIII f) The project may substantially degrade water because appropriate measures relating to water quality protection, including erosion control measures will be required at the time the site is developed. Soils on site are permeable, so that any surface water containing any contaminants normally used in residential areas will be able to percolate and cleanse itself prior to reaching groundwater. The project's contribution to water quality degradation will be determined through the permitting process in order to obtain a NPDES permit for discharges to the lake.
- VIII g) The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because the project has been reviewed by County Public Works and the project is not within identified flood hazard areas.
- VIII h) The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows, because although the site is not within a 100-year flood hazard area nor identified as being potentially affected by a 100-year storm. The structures will be subject to a flood hazard review and will be required to be elevated a minimum of one foot above the base flood elevation.

- VIII i) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation.
- VIII j) The project will not be impacted by inundation by seiche or tsunami, because the project is not adjacent to any body of water that has the potential of seiche or tsunami. However, the project is traversed by several minor tributaries that drainage the site and properties upstream that could allow a path for potential mudflows.

Potentially significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: 1) Water quality and waste discharge impacts due to surface runoff, 2) Alteration to the existing natural drainage courses, and impacts to the local and regional drainage systems, 3) grading and potential for erosion, and the impact to stability of the soils, and 4) water supply/availability.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- IX a) The project will not physically divide an established community, because the project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area. The project is located adjacent to the communities of Moonridge and Sugarloaf. The main access point to the project will be the intersection of Travertine Road and Villa Grove Avenue, with a proposed secondary access extending Needle Lane north to connect to State Highway 18 and 38.
- IX b) The proposed project could possibly conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. The project shall be evaluated for consistency with all applicable land use policies and regulations of the County Code and General Plan. The proposed project shall be evaluated for compliance with all hazard protection, resource preservation and land use modifying Overlay District regulations. The proposed project shall be evaluated for land use consistency/conflict with surrounding properties. These subjects shall be evaluated in an EIR. Also, cumulative impacts shall be evaluated.
- IX c) The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site. However the site does contain some pebble plain habitat and habitat conservation lands maybe required to be preserved on-site and/or purchased off-site as mitigation for the proposed project. This is addressed under **Section IV "Biological Resources."**

Potentially significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: 1) Consistency/conflict with applicable land use plans, policy, or regulation of an agency with jurisdiction over the project, 2) consistency/conflict with surrounding properties, and 3) consistency/conflict with pebble plain habitat lands.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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X. MINERAL RESOURCES - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION (Check ☐ if project is located within the Mineral Resource Zone Overlay):

- X a) The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site and the site is not within a Mineral Resource Zone Overlay.
- X b) The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XI. NOISE - Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check if the project is located in the Noise Hazard Overlay District ☐ or is subject to severe noise levels according to the General Plan Noise Element ☐):

- XI a) The site is adjacent to single-family residential units south, east and west and vacant land to the north. The majority of the residential dwelling units are vacation and/or occupied primarily during the weekends. Generally, the local roads serve the local community at speeds below 25 miles per hour. There are no major sources of noise within the general area and the noise levels in the area south of Big Bear Boulevard (State Highway 38) are very quiet. Short-term impacts may be experienced from construction activity due to the proposed project. Further the proposed project has the potential to expose persons to, or generate noise levels in excess of noise standards. A Noise Assessment/Analysis shall be prepared and the results of the analysis included in the EIR.
- XI b) The project will not create exposure of persons to or generation of excessive groundborne

vibration or groundborne noise levels, because the project has been conditioned to comply with the vibration standards of the County Development Code and no vibration exceeding these standards is anticipated to be generated by the proposed uses.

- XI c) The residential development (may or may not) result in a permanent increase in ambient noise levels greater than the surrounding residential areas. Yet the proposed project may be greater than the ambient noise levels currently on the site. The project will be conditioned to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the project. Analysis of the change in ambient noise levels would be required as this is expected to be higher than current levels..
- XI d) The construction noise represents a temporary impact on the ambient noise levels and is primarily caused by the standard construction equipment associated with the grading, public utility installation and residential construction. The County of San Bernardino has reduced standards for the construction noise when construction activities that occur between the hours of 7 AM to 7 PM Monday through Saturdays, except holidays. These construction activities are not expected to be significant since the road constructions will occur in phases and the lots will be sold individually and housing construction will not occur simultaneously. These temporary impacts are included in the noise analysis and the mitigation measures should be included in an EIR.
- XI e) The project site is not within the approach/departure flight path of a public airport. But as discussed in **Section VII (e) "Hazards and Hazardous Materials"**, the project is located just south of the area covered by the Big Bear Airport Comprehensive Land Use Plan, however, the project is not located is within the Safety Review Area 3, but it is within 2 miles of the Big Bear City Airport.
- XI f) The project is not within the vicinity of a private airstrip.

Potentially significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: 1) adding a new source of noise to the existing character of the site, 2) noise associated with the (short-term) construction of the proposed roadways, and single-family residences, and 3) potential increase to ambient noise levels.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XII. POPULATION AND HOUSING - Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

XII a) The Big Bear Lake/Bear Valley area is a year-around destination with various resorts and vacation area; many of the residential dwelling units are second homes in the general area. The City of Big Bear Lake estimates that about 73 percent of the City's housing units are second homes and as many as 50,000 people visit on peak holiday weekends. The City, for planning purposes, estimates an average of 2.44 persons per unit for all housing units, which is less than the State's average of 3.21 and accounts for the second homes and generally older population. Using this average, the proposed project will generate an additional population of 498 (204 homes x 2.44 persons/household).

The unincorporated communities of Sugarloaf to the east, Moonridge to the southwest and Big Bear City to the north surround the proposed planned development. The proposed planned development in conjunction with other proposed projects may result in significant cumulative effects to traffic, air quality, storm water runoff, public services, water, wastewater and other resources. An evaluation of cumulative impacts of the increase in housing on the general area will be evaluated in the EIR.

XII b-c) The project is a 204-lot residential development on currently vacant land. There will be no displacement of existing housing or people.

Potentially significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are impacts due to the increase in housing units on-site and the affects to the adjacent properties.

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Less than
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XIII. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- XIII a) Fire Protection – The addition of 204 homes to the community of Moonridge may impact the services of the Big Bear City Fire Department. The project area will be served by the Big Bear City Fire Department, Station No 291 located at Big Bear Boulevard and Saw Mill Drive to the north of the project and Station No 292 located at Maple Lane and Baldwin Lane to the east of the project. The Station No 291 is manned full-time and would be able to handle responses to the proposed project with current staffing and equipment. Mutual aid agreements exist with the City of Big Bear Lake and Big Bear City. However, potential impacts to fire protection services, and design and evaluation of emergency access and evacuation routes, fuel modification zone(s) with appropriate landscaping designations and other fire prevention measures for the project should be evaluated in an EIR.

Police protection – The community of Sugarloaf's police protection service is provided by the County of San Bernardino Sheriff's Department. The responsible sub-station is located at 477 Summit Boulevard in the City of Big Bear Lake. The Sheriff's Department maintains a patrol unit, an investigation unit, a Search & Rescue unit, and a jail/booking facility at the station. Service is also provided to the community of Big Bear and City of Big Bear Lake. The mountain communities in the area have volunteer support of law enforcement through an active Search and Rescue team, Citizen's Patrol, and Neighborhood Watch programs. The project may have significant impacts to the ability of the Sheriff's Department to serve the area and should be evaluated in an EIR.

Schools - The project lies within the Big Bear Unified School District. Students from the Sugarloaf area attend Baldwin Lane Elementary School, Big Bear Middle School, and Big Bear High School and Chautauqia Alternate High School. Application of State Law limits local agency mitigation to application of per square foot school impact fees.

Parks - The Big Bear Valley is a year-round destination for recreational activities. There are various recreational facilities in the general area. The County of San Bernardino has established policy (General Plan Policy OR-46a) requiring new residential development to provide local park and recreation facilities. This requirement may be met either through the provision of parkland and/or payment of fees. The population increase due to the residential development of the site may have a significant impact on the recreational facilities in the general area and should be evaluated in an EIR. The General Plan has a requirement that each subdivision contribute the equivalent of 3 acres of fully developed community park land (e.g. soccer/baseball field) per 1000-projected population or a portion thereof.

Other Public facilities – The proposed project will increase the local population, which may incrementally increase the demand for medical or public social services. As these services are typically demand responsive, and because existing facilities service any such demand, any potential impact resulting from the development and occupation of the residential uses will be less than significant. The construction of street improvements and the installation of utility infrastructure will incrementally increase maintenance requirements for these facilities. Both short and long-term financing mechanisms and/or strategies should be evaluated in an EIR.

Potentially significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: 1) fire prevention and fire protection services, 2) police protection services, and 3) parks.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XIV. RECREATION

- | | | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

XIV a-b) The Big Bear Lake/Bear Valley area is a year-round destination for recreational activities. There are various recreational facilities in the general area with several communities and one incorporated city. The project proposes 15 acres of open space throughout the site. Big Bear Lake, Baldwin Lake and the Big Bear City Airport are located north of the site. The local communities support visitors with lodging, restaurants, gift shops and other retail businesses along Big Bear Boulevard (State Highway 38 and State Highway 18). The General Plan has a requirement that each subdivision contribute the equivalent of 3 acres of fully developed community park-land (e.g. soccer/baseball field) per 1000-projected population or a portion thereof. The population increase due to the proposed residential development may have a potentially significant impact on the recreational facilities in the general area, and should be evaluated in the EIR.

Potentially significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are the increased use of the local and regional recreational facilities within the Big Bear Lake/Bear Valley area.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XV. TRANSPORTATION/TRAFFIC - Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

XV a-b) A Traffic Impact Study, prepared by Kunzman Associates on April 15, 2005, was submitted for this project. The purpose for the study has to assess the impacts of the proposed project on the roadway within the study area. The study area is Big Bear Boulevard (SR 18 and 38), Pine Knot Boulevard, Moonridge Road, Stanfield Cut-off and Greenway Drive. The project proposes two access points, Villa Grove Road at the northwest corner and a proposed extension of Needle Lane to the north

Peak hour trip generation was computed by analyzing the amount of traffic attracted and produced by the development. The trip generation rates are based on data collected by the Institute of Transportation Engineers (ITE). Both daily trip generation and peak hours for the proposed project were evaluated. The project would result in approximately 2,182 daily vehicle trips with 171 vehicles per hour during AM peak hour and 230 vehicles per hour during PM peak hour when all dwelling units are constructed. A Congestion Management Program (CMP) traffic impact analysis is not required for the project based on the project's trip generation, which are less than the 250 trips per hour non-retail threshold necessary for

requiring a CMP traffic impact analysis.

The project proponents will be required to contribute towards the cost of the traffic signal improvement at the study area intersections on a fair-share or "pro-rata" basis. The Department of Public Works, Traffic Division has provided a fair-share cost to accommodate the studies roadway and traffic signal improvements. The project may also contribute to a cumulative net increase in traffic load and capacity of the road system; the impacts need to be evaluated and the results of the analysis will be included in the EIR.

- XV c) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, because there are no airports in the vicinity of the project and there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed uses and no new air traffic facilities are proposed.
- XV d) The project will not substantially increase hazards due to a design feature or incompatible uses, because the project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- XV e) Emergency access and evacuation routes as discussed in **Section VII (e) "Hazards and Hazardous Materials,"** design and evaluation for the project should be included in an EIR
- XV f) The project will not result in inadequate parking capacity, because the project does not propose any public parking associated with the development. Each individual lot will have the Development Code minimum requirement of two paved residential parking per home
- XV g) The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because the applicant/developer will incorporate a bicycle trail/multi-use trail as part of the project design that will be connected to the existing community trail system.

Potentially significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: 1) contributing to a net increase (and cumulative increase) in traffic load and capacity of the existing road system and 2) emergency access and evacuation routes.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

XVI a-e) As discussed in **Section VIII (a) "Hydrology and Water Quality,"** the proposed planned development of 204 single-family residences may impact the water quality and the wastewater systems to due the size and scope of the proposed development. The applicant/developer will be required to install new water lines, and wastewater lines with a pump station as part of the proposal and connection to the BBCCSD existing facilities. BBCCSD has indicated adequate availability for the sewer system and adequate water and fire flow for the site. The development may have a significant impact on water supplies and water demand. BBCCSD has indicated there is adequate water source availability to service the site.

The project may create or contribute storm water runoff that would exceed the capacity of existing or storm water drainage systems. The site includes minor tributaries that drainage the site and properties upstream. The existing local and regional drainage systems will be

impacted with the proposed project by concentrating storm water runoff due to the development of the site. The applicant/developer has proposed the following drainage improvements: two (2) road crossings that will form a hydrological interruption of the natural drainage course and an on-site detention basin to handle the on-site flows and off-site storm water flows from the north and east of the east.

The new water and wastewater facilities and the drainage improvements associated with the proposed planned development will require evaluation in an EIR.

- XVI f) The project is served by the Big Bear Transfer Station and County landfill that have sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- XVI g) The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste.

Potentially significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: 1) the construction of new wastewater and water facilities for the project site, 2) the construction of new storm water drainage facilities, and 3) water quality due to surface runoff.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly Or indirectly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

XVII a-c) The proposed project site is located within a Jeffrey pine forest community and contains plant species that are commonly found in such forest communities. Species associated with the sensitive pebble plain habitat are located in various locations throughout the site. No special status wildlife species were observed on the project site, however the surrounding areas are known to support the bald eagle, California spotted owl, southwestern willow flycatcher, flying squirrel, and the Southern rubber boa. Additional surveys are required to determine the absence/presence of these species and to determine impacts and mitigation measures. All these issues and the Migratory Bird Treaty Act will need to be addressed in an EIR.

The site supports drainage from a watershed south of the site that shown on the "Moonridge" USGS quad map. This drainage may be considered as waters of the U.S. and impacts may be considered significant. Wetlands delineation is required to determine jurisdiction and the need for mitigation measures in an EIR. Impacts to riparian and wetland related habitat and associated wildlife need to be evaluated in an EIR.

It is anticipated that a Timber Harvest Plan (THP) will be required by the California Division of Forestry (CDF) to comply with the State Forest Practice Act. A THP would be utilized as a tree removal plan and permit in compliance with the County's Plant Protection and Management Ordinance. A re-vegetation plan prepared by a qualified professional

(Registered Professional Forester, Licensed Arborist, or qualified botanist with restoration experience) would be required to ensure proper handling, planting, and maintenance for replacement of removed trees. The site restoration and re-vegetation plan should be specified in an EIR.

The proposed project in conjunction with other proposed or reasonably foreseeable projects may result in significant cumulative effects to aesthetics, air quality, biological resources, cultural resources, hazards (emergency access and evacuation, and wildland fire hazards), hydrology & water quality, land use, noise, public services, recreation facilities, transportation/traffic, and utilities & service systems. An evaluation of cumulative impacts will be included in an EIR.

It is unknown at this time whether the proposed project will have substantially adverse effects on human beings. This will be evaluated in an EIR.

Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are:

- 1) Aesthetics
- 2) Air Quality
- 3) Biological Resources
- 4) Cultural Resources
- 5) Hazards (emergency access and evacuation, and wildland fire hazards)
- 6) Hydrology and Water Quality
- 7) Land Use
- 8) Noise
- 9) Public Services
- 10) Recreation Facilities
- 11) Transportation/Traffic
- 12) Utilities and Service Systems
- 13) And, Cumulative Impacts of each of these subject areas.

THE EIR WILL PROPOSE APPROPRIATE MITIGATION MEASURES FOR THIS PROJECT

GENERAL REFERENCES (List author or agency, date, title):

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)

California Department of Water Resources Bulletin #118 (Critical Regional Aquifers), 1975.

CEQA Guidelines, Appendix G

California Standard Specifications, July 1992

County Museum Archaeological Information Center

County of San Bernardino Development Code, 2003

County of San Bernardino General Plan, adopted 1989, revised 2003

County of San Bernardino Hazard Overlay Map FI18

County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998

County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995

County of San Bernardino, June 2004, *San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance*.

County of San Bernardino Road Planning and Design Standards

Environmental Impact Report, San Bernardino County General Plan, 1989

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993

PROJECT SPECIFIC REFERENCES:

Kunzman Associates, "County of San Bernardino Tentative Tract Map No. 16934 Traffic Impact Analysis," April 2005

Marty Murie, "Arborist's Report - High Timber Ranch II, Tentative Tract 16934," September 2005

Stanley R. Hoffman, "High Timber Ranch II, Tract No. 16934, Fiscal Impact Analysis – County of San Bernardino," June 2005

Hicks & Hartwick, Inc., "Hydrology & Hydraulics Preliminary Report - Tract No. 16934," November 2004

Chambers Group, Inc, "Biological Technical Report for the High Timber Ranch Project Site in San Bernardino County, California - DRAFT," August 2004

Michael k. Lerch & Associates, "Cultural Resource Assessment of Moonridge Mountain Estates, including Tentative Tract 14862, San Bernardino County, California," July 1991

Timothy Paul Krantz, "An Environmental Assessment of the Boitic Resources of the Moonridge Mountain Estates, including Tentative Tract 14862 and a remainder parcel, Big Bear Valley, San Bernardino County, California," May 1990

CDM, "Feasibility Study for High Timber Ranch Development – Final Report," December 2004